

RESOLUTION OF THE BOARD OF COMMISSIONERS OF
COLUMBIA COUNTY, GEORGIA TO EXPRESS SUPPORT FOR A
SINGLE FAMILY HOME SUBDIVISION TO BE KNOWN AS MAGNOLIA TRACE
LOCATED ON OLD FERRY ROAD

This Resolution adopted by the Board of Commissioners of Columbia County, Georgia (the "Board").

WHEREAS, the Board deems it in the public interest and general welfare of Columbia County to have affordable family housing available to the residents of the community; and

WHEREAS, Magnolia Trace, L.P. is proposing to develop and construct an affordable single-family home subdivision of up to 50 homes to be known as Magnolia Trace on Old Ferry Road, Parcel Number 078 136 (the "Development") using tax credits and/or other incentives and loans that may be available.

NOW THEREFORE BE IT RESOLVED, by the Board and it is hereby resolved by the authority of same as follows:

Section 1. Development of Subdivision. The Board hereby expresses support for Magnolia Trace, L.P. to develop and construct an affordable single-family home subdivision of up to 50 homes to be known as Magnolia Trace on Old Ferry Road, Parcel Number 078 136 (the "Development") using tax credits and/or other incentives and loans that may be available.

Section 2. Repeal of Conflicting Resolutions. Any resolutions previously adopted by the Board in conflict with this Resolution are hereby repealed to the extent necessary to eliminate such conflict.

Section 3. Adoption. This resolution shall become effective upon its adoption.

Adopted June 15, 2010

BOARD OF COMMISSIONERS
OF COLUMBIA COUNTY, GEORGIA

By:

[Signature]
Its Chairman

Attest:

[Signature]
Its Clerk

[County Seal]



CLERK'S CERTIFICATE

I, Erin Hall, Clerk of ~~the~~ Board of Commissioners of Columbia County, Georgia, (the "Board") DO HEREBY CERTIFY that the foregoing pages of type written matter constitute a true and correct copy of a Resolution, passed by the Board at a regular meeting of the Board duly held on June 15, 2010, in which a quorum was present and acting throughout, and that the original of said Resolution appears of record in the Resolution Book of the Board, which is in my custody and control.

Given under my hand and seal of the Board, this 15th day of June, 2010.

Erin J. Hall
CLERK, BOARD OF COMMISSIONERS
OF COLUMBIA COUNTY, GEORGIA

[SEAL]

Magnolia Trace Information

Information on Magnolia Trace Homes:

- Construction cost per home at Magnolia Trace: \$130,000
- 3 bedroom and 4 bedroom homes: 1,350 & 1,580 sq ft
- Each home will have an attached 2-car garage
- All exterior finishes will be comprised of brick and hardboard with upgraded architectural shingles (no vinyl siding)

Magnolia Trace Development Information:

- Each home will have a lot of at least 7,500 square feet
- All landscape upkeep and home maintenance will be provided by the developer
- Each homes lawn will be sodded, sprinkled and fully landscaped
- Sidewalks throughout the development
- Underground storm water detention (no unsightly detention ponds)
- All utilities will be located underground
- Each home will meet Earthcraft Home sustainability requirements (additional information can be found at www.earthcraft.org)
- Total Development cost of \$9,600,000
- Project will be financed with \$9,400,000 in private equity (98% of total cost)

Target Market – Workforce Housing:

Occupation	Average Salary in Martinez, GA
• Community Health Nurse	\$40,000
• Police Officer	\$33,000
• Firefighter	\$33,000
• Elementary Teacher	\$32,000
• Emergency Medical Technician	\$30,000
• Paramedic	\$29,000
• Practical Nurse	\$28,000

Resident Criteria:

- Must meet the age requirements to legally sign documents
- Family size cannot exceed the standard set for a certain bedroom size
- Must be able to demonstrate ability to afford and pay the base rent
- Must not have a history of unjustified and chronic non-payment of rent and/or other financial obligations – CREDIT REPORT REQUIRED

- Must have consistent employment history
- Must provide information to complete the application or verifications

Grounds for rejection:

- Current use of illegal drugs or a conviction for drug use, manufacture, sale, distribution, misdemeanor possession, crime involving violence or any **FELONY**
- Applicants found to have provided false answers on the application or at the interview
- Household member is a registered sex offender or charged with related offense

Income Requirements:

- Income should be 3x (or higher) the amount of the resident's portion of the rent

Rejection of Applicants on an Arbitrary Basis is Prohibited.

Examples of such arbitrary rejections are: Race, religion, sex, disability, familial status, national origin, elderly, marital status, moral issues, political views, class membership or organizational membership.

Note: Exceptions are in those properties (or portions of properties) designated for elderly and/or disabled where occupancy by non-elderly or non-disabled can be prohibited.

*Only persons listed on the lease and attached information are eligible to live in the unit. A resident is not allowed to move in an additional person without prior consent of Management. Doing so may result in over-qualification and termination of lease.



3 BEDROOMS
STREET ELEVATION

MAGNOLIA TRACE
COLUMBIA COUNTY, GA

8-18-11



CLUB HOUSE FRONT ELEVATION

SANDSTONE BASE

MAGNOLIA TRACE
COLUMBIA COUNTY, GA

11-29-11

• MARTIN RILEY ASSOCIATES - ARCHITECTS, P.C. •



CLUB HOUSE REAR ELEVATION

SANDSTONE BASE

MAGNOLIA TRACE
COLUMBIA COUNTY, GA

11-29-11

* MARTIN RILEY ASSOCIATES - ARCHITECTS, P.C. *